Station 6: Commercial Infill "CI" - Uses



Planning

Permitted Uses

What types of uses are allowed in CI?

Most all types of commercial businesses and services are allowed, though many have "limited use standards," which means there are additional considerations for things like design, parking, or setbacks.



- Retail sales and services
- Offices
- Restaurants
- Community services
- Day care home
- Vocational, trade or business schools
- Medical facilities
- Group living (L)
- Congregate living facility (L)
- Group home (L)
- Clubs and lodges (L)
- Museums (L)
- Day care facility (L)
- Parks and open areas, except cemeteries (L):
- Minor utilities (L)
- Wireless Communication Facilities (L)
- Nightclub or bar (L)
- Hotel, motel, and extended stay (L)
- Bed and breakfast (L)
- Commercial parking (L)
- Vehicle service, minor (L)
- Conference center, retreat (L)

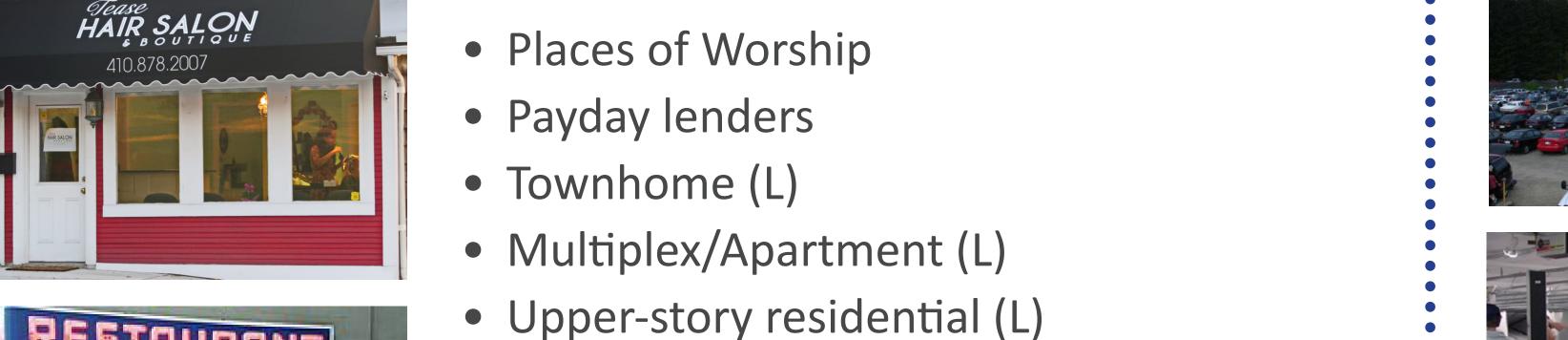
Not Permitted Uses

What uses are not allowed in CI?

The intent behind the zoning district is to make it as walkable and pedestrian-oriented as possible. To help ensure that vision, businesses that are focused around cars are not allowed: drive-thrus, gasoline sales, car washes, and vehicle sales.



- Single family (built post 2006)
- Family care home
- Rail/bus terminals
- Major utilities
- Outdoor recreation
- Diet Houses
- Drive-thru facilities
- Convenience stores with gasoline sales
- Correctional facilities (MSUP)
- Cemeteries, mausoleums, columbaria, memorial gardens
- Social service institutions
- Non concealed WCFs
- Adult establishments
- Electronic gaming facilities
- Firing ranges
- Paintball
- Drive-In Theaters
- Self-Storage
- Vehicle sales, leasing, rental
- Carwash









standards.

What does this mean?

some existing structures could become

When a new zoning district is applied,

"non-conforming" with the new

• Limits are placed on the expansions

of these structures and uses in order

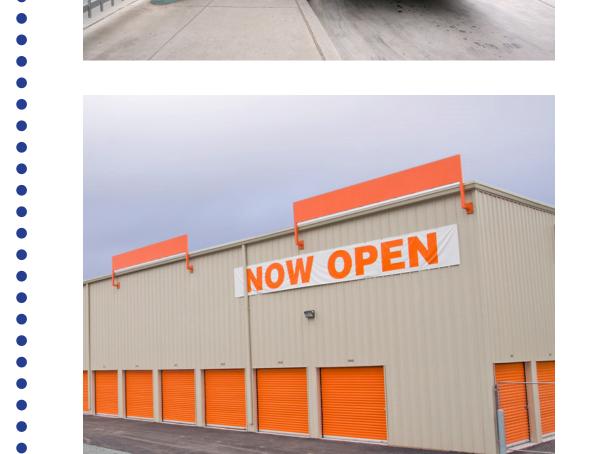
• Flexibility is provided in recognition of

change in development character.

the incremental nature of the expected

complies with new standards;

to transition toward development that



Note: This is not a complete list. For more information please refer to Article 5 of the Unified Development Ordinance. (L) denotes "limited use standards, which are additional considerations for things like parking, design or setbacks. Refer to UDO for complete list.

"Non-Conformities"

Structures

A non-conforming structure does not meet one or more of the new zoning district requirements.

Flexibility for Structures

- Existing structures are not required to come into compliance
- Additions are allowed if they do not increase the non-conformity or increase the height
- Can be reconstructed within the same footprint
- Redevelopment of more than 50% of a building's taxable value must comply with zoning regulations.

Uses

A non-conforming use may not be permitted in the new zoning district or may have some limitations on that use.

Use Flexibility

- Existing uses are "grandfathered" and allowed to continue indefinitely, but ...
 - » Can not be expanded in size or intensity
 - "Grandfathering" no longer applies if the use ceases for more than six months
- Any single family use that existed before 2006 is considered conforming.